

From: [Carr, Brian](#)
To: [McIntyre, Mark](#)
Subject: Brownfields
Date: Wednesday, November 18, 2015 2:10:00 PM
Attachments: [234 Butler slides 2015.11.10.pdf](#)

Mark,

Apologies for slipping out before the end of your panel. I had to get home to pick up my daughter and things were running a bit over.

Was very impressed by OER's stats on return on investment. Brownfields in NYC makes great sense, and I think the same holds true for the canal cleanup. This is why I've tried to engage with things like the BOA.

EPA and DEP still don't seem to agree on what and how much the City's costs are going to be, but even if EPA's estimates are low, the tax stream returns are tremendous and way more than the city's cleanup share.

Just as an FYI, a developer named Alloy met last week with Parks and DEP to pitch donating park space to the City if the City puts the Gowanus CSO tank at Thomas Greene Park instead of taking their property through eminent domain. Taking the property, plus taking it off the tax rolls, will over time likely cost the city several hundred million dollars. DEP disagrees that lost tax revenue is relevant. Meanwhile, boutique hotels and high end development is in the works all around the head of the canal.

The conceptual problem remains looking at this like an unfunded mandate rather than infrastructure investment fueling development. I'm not sure how one proves the economics of this, but I'm always looking for stats and information to make the case.

Nice to see folks get recognition for something as long ago as BCF.

Regards,

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